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2 Jade Drive, DY9 0WL

Guide Price £830,000

2 Jade Drive

An immaculately presented five-bedroom detached family home, Grove Properties are delighted to present 2 Jade Drive to market. Offering an enviable position overlooking the green, this property is ideally located on the popular Cala Homes development and is within easy reach of the heart of Hagley Village.

Hagley offers its residents access to primary and secondary schooling, great commuter links via the train station and motorway links, many scenic countryside walks and amenities including various shops, eateries and pubs, a GP surgery, pharmacy and dental practice.

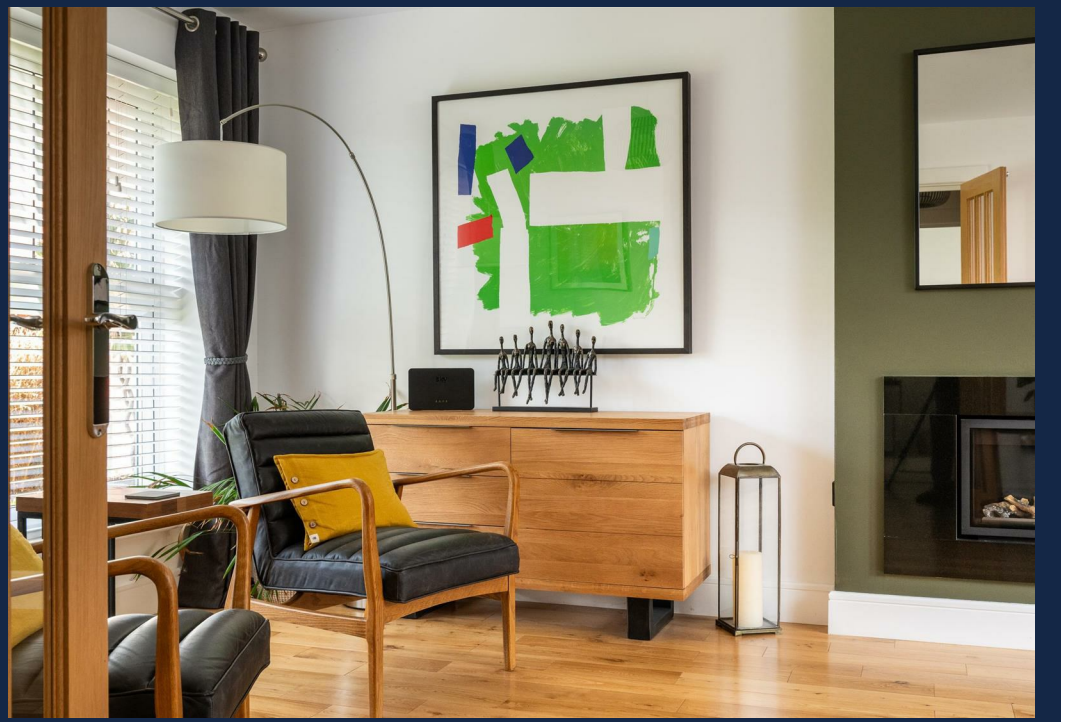
Upon approach, you are welcomed through double doors to the living room, with French doors out to the garden and a fireplace to enjoy during the cooler months. The spacious kitchen living space offers the potential for both lounge and dining furniture, creating a real heart of the home and a great socialising space. A utility with access to the garden and a w.c. complete the ground floor.

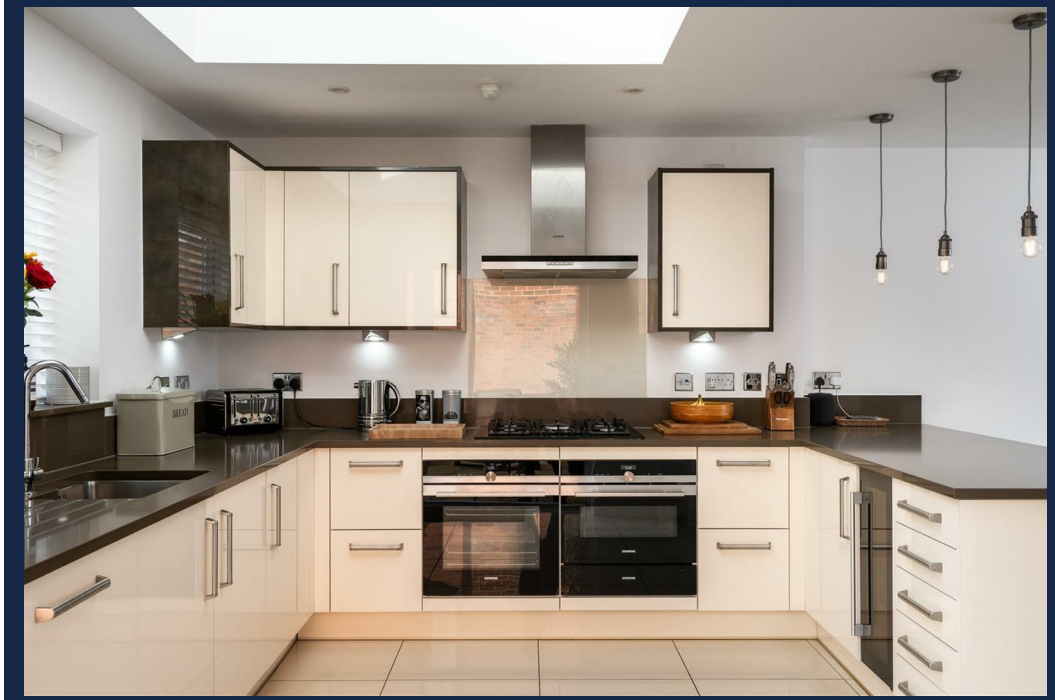
On the first floor, the main suite benefits from a dressing room and an ensuite shower room. There are a further two good sized bedrooms, both of which with storage cupboards, and the modern house bathroom. The further two bedrooms are located on the second floor, along with a shower room, ideal for families with older children looking to have their own space.

To the rear, the landscaped garden with a large patio, lawn and raised decking area is a great entertaining space and there is access to the garden room, currently used as an office and gym space equipped with lighting and bifold doors.

There is an EV charger and ample off-road parking on the driveway to the side of the property, accommodating at least four vehicles and the garage space allows for a further vehicle, along with a large mezzanine storage space above.

To appreciate the space and finish of this wonderful family home, please contact our Hagley branch.





Approach
Approached via pathway with lawn to front, large driveway to the side with EV charging point and access to the garage.

Entrance Hall
With central heating radiator, wood flooring and stairs to the first floor landing with understairs storage cupboard. Doors lead through to:

Living Room 10'9" max x 21'11" max (3.3 max x 6.7 max)
With double glazed window to front and French doors to the rear, two central heating radiators, wood flooring and a feature fireplace.

Kitchen Living Space 12'1" max 4'11" min x 37'8" max 9'2" min (3.7 max 1.5 min x 11.5 max 2.8 min)
With skylights overhead and dual aspect double glazed windows to front and rear, three central heating radiators and oversized tiling to floor. Featuring a variety of gloss wall and base units with quartz worksurface over, one and a half bowl stainless steel sink with drainage and Siemens hob with extractor fan overhead. Integrated appliances include a dishwasher, fridge freezer and Siemens oven with grill and warming drawer. This space offers opportunity for both lounge and dining room furniture.
Door leads through to:

Utility 7'6" x 4'11" (2.3 x 1.5)
With door to the rear out into the garden, central heating radiator and tiling to floor. There are fitted wall and base units with quartz worksurface over, a stainless steel sink with drainage, the house boiler and space and plumbing for white goods.

W.C.
With obscured double glazed window to front, central heating radiator, tiling to floor, w.c. and hand wash basin.

First Floor Landing
With central heating radiator, stairs to the second floor landing and doors leading to:

Bedroom One 11'1" x 15'5" (3.4 x 4.7)
With double glazed window to rear, central heating radiator and doors leading to:

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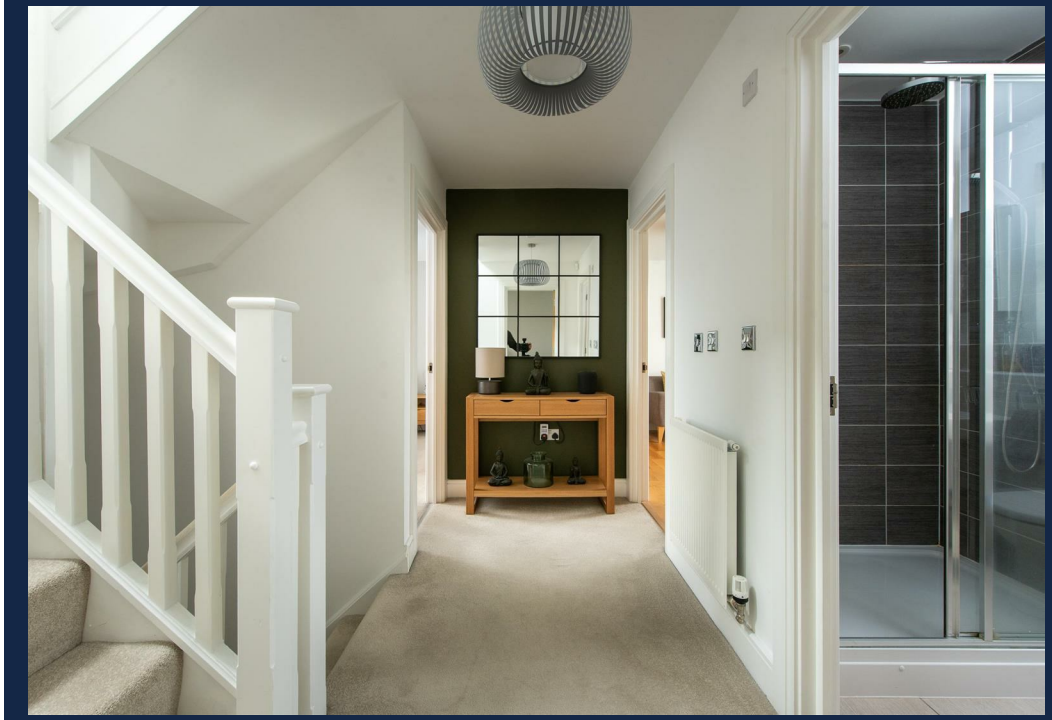

F&M

Dressing Room 8'2" x 6'2" (2.5 x 1.9)
With double glazed window to front, central heating radiator and fitted clothing rails.

Ensuite
With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and splashback. There is a w.c., hand wash basin and shower cubicle with hand held shower and drench head over.

Bedroom Two 12'1" max 8'6" min x 12'9" max 5'2" min (3.7 max 2.6 min x 3.9 max 1.6 min)
With double glazed window to rear, central heating radiator and full height storage cupboard.

Bedroom Three 12'1" x 9'6" (3.7 x 2.9)
With double glazed window to front, central heating radiator, wood flooring and large storage cupboard.

Bathroom
With obscured double glazed window to front, chrome heated towel radiator and tiling to floor and splashback. There is a w.c., hand wash basin, fitted bath with hand held shower and shower cubicle with hand held shower and drench head over.

Second Floor Landing
With two skylights to rear, central heating radiator, storage cupboard and access to the loft via hatch. Doors lead through to:

Bedroom Four 11'1" max 2'3" min x 18'4" max 15'8" min (3.4 max 0.7 min x 5.6 max 4.8 min)
With double glazed window to front, two skylights to rear and two central heating radiators.

Bedroom Five 9'6" max 6'6" min x 21'11" max 15'8" min (2.9 max 2.0 min x 6.7 max 4.8 min)
With double glazed window to front, two skylights to rear, two central heating radiators and full height storage cupboard.

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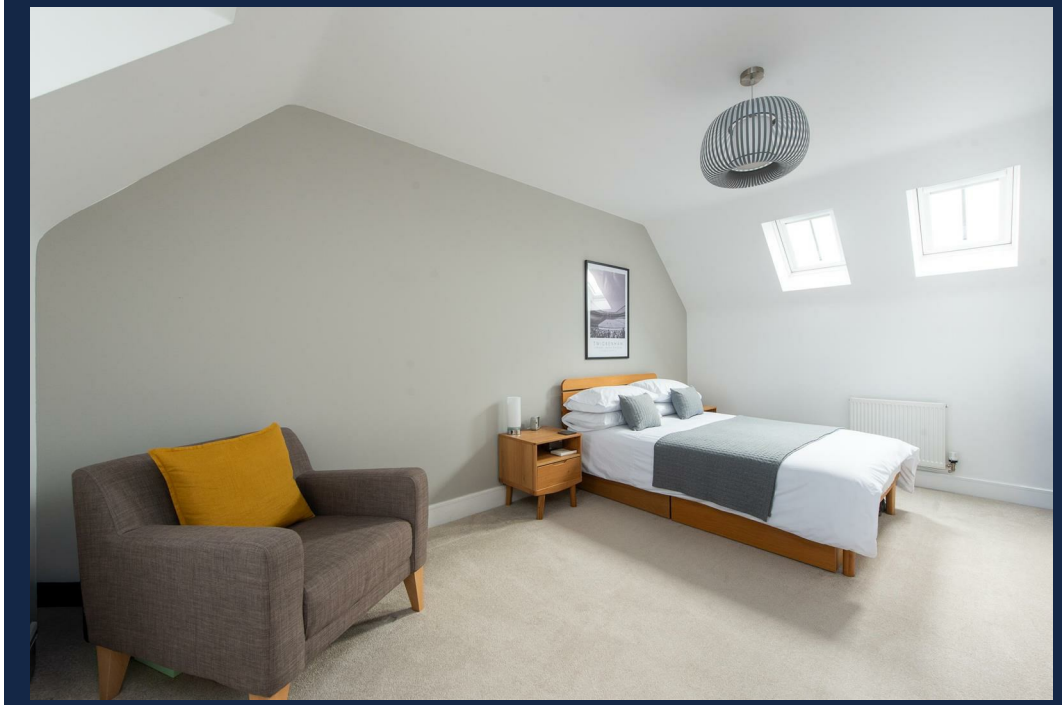
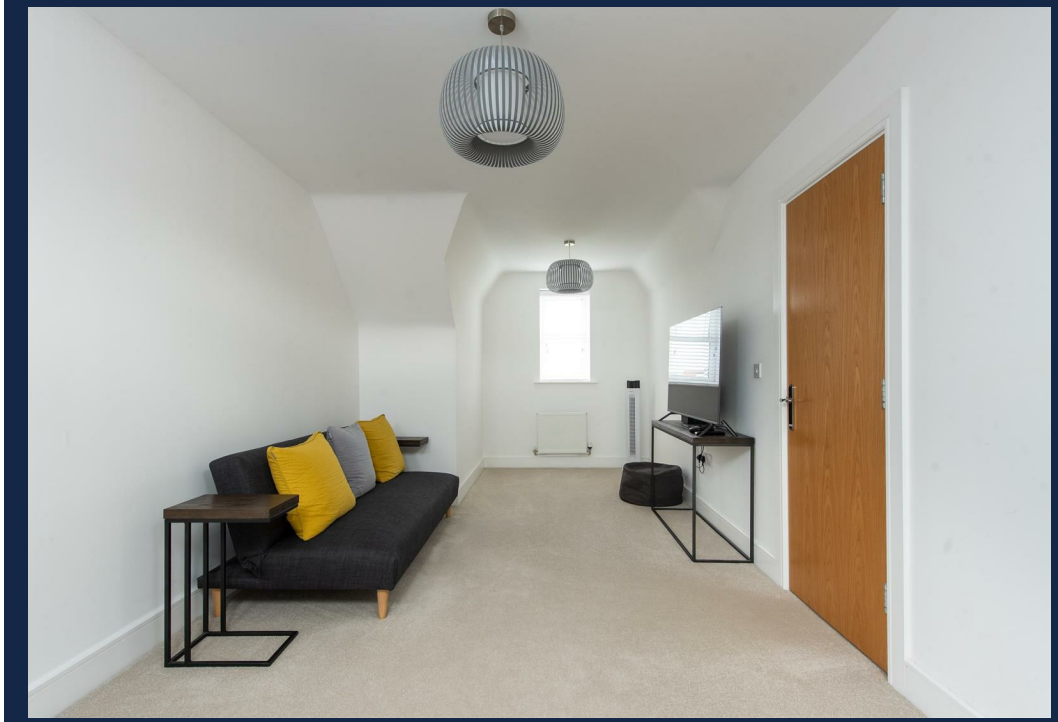


TWICKENHAM



Shower Room
With skylight to front, chrome heated towel radiator and tiling to floor and splashback. There is a low level w.c., vanity sink and shower cubicle with hand held shower and drench head.

Garden
With a large paved patio, steps up to the lawn with a raised decking area and pergola, mature shrubs and trees and lighting throughout. Gate to side gives access to the driveway and paved pathway leads to the garden room.

Garden Room 9'2" x 18'0" (2.8 x 5.5)
With bifold doors out to the garden, wood flooring, electric points and spotlights overhead.

Garage 9'10" x 20'0" (3.0 x 6.1)
With garage door to front, electric points throughout, lighting overhead and access to the large mezzanine storage above via ladder.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold with common managed areas- there is a charge of £300 per annum. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is G.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a

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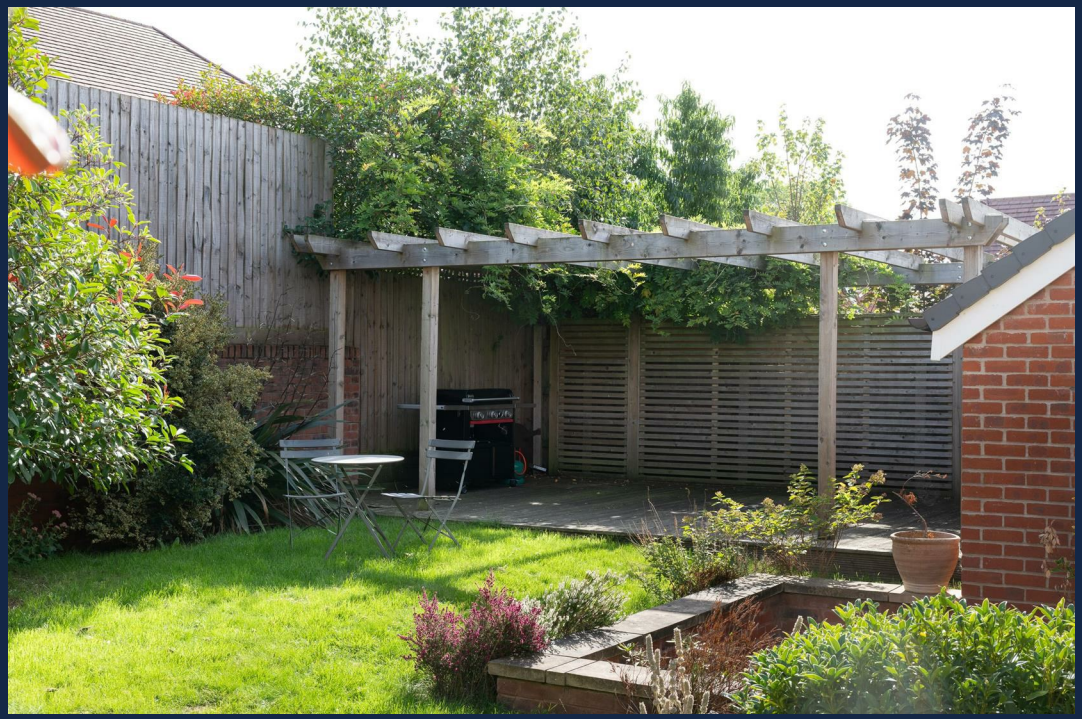
maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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FLOORPLAN

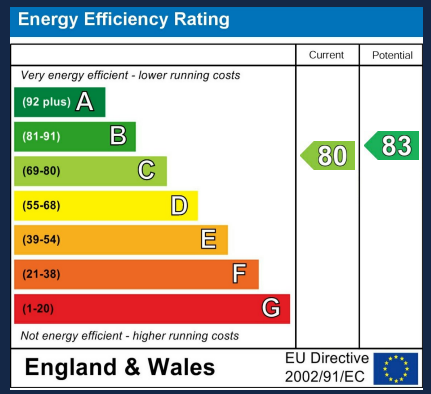
IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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